

1 AN ACT concerning revenue.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Property Tax Code is amended by changing  
5 Section 21-355 as follows:

6 (35 ILCS 200/21-355)

7 Sec. 21-355. Amount of redemption. Any person desiring to  
8 redeem shall deposit an amount specified in this Section with  
9 the county clerk of the county in which the property is  
10 situated, in legal money of the United States, or by cashier's  
11 check, certified check, post office money order or money order  
12 issued by a financial institution insured by an agency or  
13 instrumentality of the United States, payable to the county  
14 clerk of the proper county. The county clerk may also, at his  
15 or her sole discretion, accept a deposit by credit card, in  
16 accordance with the Local Governmental Acceptance of Credit  
17 Cards Act. The deposit shall be deemed timely only if actually  
18 received in person at the county clerk's office prior to the  
19 close of business as defined in Section 3-2007 of the Counties  
20 Code on or before the expiration of the period of redemption or  
21 by United States mail with a post office cancellation mark  
22 dated not less than one day prior to the expiration of the  
23 period of redemption. The deposit shall be in an amount equal  
24 to the total of the following:

25 (a) the certificate amount, which shall include all tax  
26 principal, special assessments, interest and penalties  
27 paid by the tax purchaser together with costs and fees of  
28 sale and fees paid under Sections 21-295 and 21-315 through  
29 21-335;

30 (b) the accrued penalty, computed through the date of  
31 redemption as a percentage of the certificate amount, as  
32 follows:

1           (1) if the redemption occurs on or before the  
2           expiration of 6 months from the date of sale, the  
3           certificate amount times the penalty bid at sale;

4           (2) if the redemption occurs after 6 months from  
5           the date of sale, and on or before the expiration of 12  
6           months from the date of sale, the certificate amount  
7           times 2 times the penalty bid at sale;

8           (3) if the redemption occurs after 12 months from  
9           the date of sale and on or before the expiration of 18  
10          months from the date of sale, the certificate amount  
11          times 3 times the penalty bid at sale;

12          (4) if the redemption occurs after 18 months from  
13          the date of sale and on or before the expiration of 24  
14          months from the date of sale, the certificate amount  
15          times 4 times the penalty bid at sale;

16          (5) if the redemption occurs after 24 months from  
17          the date of sale and on or before the expiration of 30  
18          months from the date of sale, the certificate amount  
19          times 5 times the penalty bid at sale;

20          (6) if the redemption occurs after 30 months from  
21          the date of sale and on or before the expiration of 36  
22          months from the date of sale, the certificate amount  
23          times 6 times the penalty bid at sale.

24                 In the event that the property to be redeemed has  
25                 been purchased under Section 21-405, the penalty bid  
26                 shall be 12% per penalty period as set forth in  
27                 subparagraphs (1) through (6) of this subsection (b).  
28                 The changes to this subdivision (b)(6) made by this  
29                 amendatory Act of the 91st General Assembly are not a  
30                 new enactment, but declaratory of existing law.

31           (c) The total of all taxes, special assessments,  
32           accrued interest on those taxes and special assessments and  
33           costs charged in connection with the payment of those taxes  
34           or special assessments, which have been paid by the tax  
35           certificate holder on or after the date those taxes or  
36           special assessments became delinquent together with 12%

1 penalty on each amount so paid for each year or portion  
2 thereof intervening between the date of that payment and  
3 the date of redemption. In counties with less than  
4 3,000,000 inhabitants, however, a tax certificate holder  
5 may not pay all or part of an installment of a subsequent  
6 tax or special assessment for any year, nor shall any  
7 tender of such a payment be accepted, until after the  
8 second or final installment of the subsequent tax or  
9 special assessment has become delinquent or until after the  
10 holder of the certificate of purchase has filed a petition  
11 for a tax deed under Section 22.30. The person redeeming  
12 shall also pay the amount of interest charged on the  
13 subsequent tax or special assessment and paid as a penalty  
14 by the tax certificate holder. This amendatory Act of 1995  
15 applies to tax years beginning with the 1995 taxes, payable  
16 in 1996, and thereafter.

17 (d) Any amount paid to redeem a forfeiture occurring  
18 subsequent to the tax sale together with 12% penalty  
19 thereon for each year or portion thereof intervening  
20 between the date of the forfeiture redemption and the date  
21 of redemption from the sale.

22 (e) Any amount paid by the certificate holder for  
23 redemption of a subsequently occurring tax sale.

24 (f) All fees paid to the county clerk under Section  
25 22-5.

26 (g) All fees paid to the registrar of titles incident  
27 to registering the tax certificate in compliance with the  
28 Registered Titles (Torrens) Act.

29 (h) All fees paid to the circuit clerk and the sheriff  
30 or coroner in connection with the filing of the petition  
31 for tax deed and service of notices under Sections 22-15  
32 through 22-30 and 22-40 in addition to (1) a fee of \$35 if  
33 a petition for tax deed has been filed, which fee shall be  
34 posted to the tax judgement, sale, redemption, and  
35 forfeiture record, to be paid to the purchaser or his or  
36 her assignee; (2) a fee of \$4 if a notice under Section

1 22-5 has been filed, which fee shall be posted to the tax  
2 judgment, sale, redemption, and forfeiture record, to be  
3 paid to the purchaser or his or her assignee; and (3) all  
4 costs paid to record a lis pendens notice in connection  
5 with filing a petition under this Code. The fees in (1) and  
6 (2) of this paragraph (h) shall be exempt from the posting  
7 requirements of Section 21-360.

8 (i) All fees paid for publication of notice of the tax  
9 sale in accordance with Section 22-20.

10 (j) All sums paid to any city, village or incorporated  
11 town for reimbursement under Section 22-35.

12 (k) All costs and expenses of receivership under  
13 Section 21-410, to the extent that these costs and expenses  
14 exceed any income from the property in question, if the  
15 costs and expenditures have been approved by the court  
16 appointing the receiver and a certified copy of the order  
17 or approval is filed and posted by the certificate holder  
18 with the county clerk. Only actual costs expended may be  
19 posted on the tax judgment, sale, redemption and forfeiture  
20 record.

21 (Source: P.A. 91-924, eff. 1-1-01.)

22 Section 99. Effective date. This Act takes effect upon  
23 becoming law.